

QUALITY OF LIFE COUNCIL COMMITTEE
MEETING MINUTES
TUESDAY, FEBRUARY 17, 2015
1:00 P.M.
MEDIA BRIEFING ROOM, CITY HALL

Members Present: Councilmember Ron Nirenberg, *Chair, District 8*
Councilmember Roberto Treviño, *District 1*
Councilmember Alan Warrick, *District 2*
Councilmember Shirley Gonzales, *District 5*

Members Absent: Councilmember Cris Medina, *District 7*

Staff Present: Peter Zaroni, *Deputy City Manager*; Carlos Contreras, *Assistant City Manager*; Gloria Hurtado, *Assistant City Manager*; Hollis Young, *Deputy City Attorney*; Ed Guzman, *Assistant City Attorney*; Chris Hebner, *Assistant City Attorney*; Nina Prado, *Assistant City Attorney*; Lori Houston, *Director, Center City Development and Operations*; John Dugan, *Director, Department of Planning and Community Development*; David McCary, *Director, Solid Waste Management*; Melody Woosley, *Director, Department of Human Services*; Richard Keith, *Assistant Director, Department of Human Services*; Tom Morgan, *Assistant Director, Department of Planning and Community Development*; Colleen Swain, *Assistant Director, Center City Development and Operations*; Chris Looney, *Policy Administrator, Development Services Department*; Michael Taylor, *Planning Administrator, Department of Planning and Community Development*; Denice F. Trevino, *Office of the City Clerk*

Also Present: Christine Drennon, *Urban Studies, Trinity University*; Henry Flores, *President, MadHouse*; Nettie Hinton, *Dynamic Neighborhoods Task Force*; Mike Hogan, *President, Home Spring*; John Kenny, *Executive Director, San Antonio Housing Trust*; Rod Radle, *Inner City Development*

Call to order

Chairman Nirenberg called the meeting to order.

1. Citizens to be Heard

Chairman Nirenberg stated that Citizens signed up to speak would be called upon when their designated Item was addressed.

2. Approval of Minutes of the January 20, 2015 Quality of Life Committee Meeting and the January 27, 2015 Quality of Life Committee Meeting

Councilmember Warrick moved to approve the Minutes of the January 20, 2015 and January 27, 2015 Quality of Life Council Committee Meetings. Councilmember Gonzales seconded the motion. Motion carried unanimously by those present.

Item 4 was addressed at this time.

4. Briefing and Possible Action on Issuing a Resolution of Support to Applicants Seeking Texas Department of Housing and Community Affairs Housing Tax Credits [John Dugan, Director, Planning and Community Development; Peter Zanoni, Deputy City Manager]

John Dugan reported that 10 applications were submitted seeking Texas Department of Housing and Community Affairs (TDHCA) Housing Tax Credits. He noted that all 10 applications were scored and that the points awarded for all 10 exceeded the established 85 point threshold. He stated that all 10 projects were recommended for a Resolution of Support. He noted that the State would award 8.5 points for projects located within the Extraterritorial Jurisdiction (ETJ) and 17 points for projects located within the City. He stated that a Resolution of Support was recommended for the following projects:

1. Wheatley Courts Senior Apartments (District 2)
2. Artisan at Judson Park (District 10)
3. Artisan at Potranco Park (ETJ)
4. Venado Parque (District 9)
5. Bristol Pointe (ETJ)
6. Medio Springs Ranch Apartments (ETJ)
7. Madison Apartments (ETJ)
8. Silver Oak Village (District 8)
9. Sonoma Pointe (District 8)
10. Vista Pointe at Wild Pine (ETJ)

Mr. Dugan stated that staff recommended approval and forwarding of the 10 Applicants seeking Housing Tax Credits from the TDHCA for Resolutions of Support to the full City Council for consideration on February 19, 2015.

Councilmember Gonzales moved to recommend and forward Resolutions of Support for the above 10 Applicants seeking Housing Tax Credits from TDHCA to the full City Council for consideration on February 19, 2015. Councilmember Warrick seconded the motion. Motion carried unanimously by those present.

Item 5 was addressed at this time.

5. Proposed Changes to Chapter 14 of the City Code to Address Noise Issues with the Collection of Commercial Refuse in Non-Central Business District Areas of the City;

Changing the Composition of the Solid Waste Determination Board; and, Adding Administrative Penalties for Violation of the Code [David W. McCary, Director, Solid Waste Management Department; Peter Zaroni, Deputy City Manager]

David McCary reported that Chapter 14 of the City Code:

1. Outlined the times of day that Commercial Waste may be collected by Commercial Waste Collection Companies. He stated that waste collection on Commercial Property in the Non-Central Business District (CBD) was prohibited between the hours of 12:00 a.m. and 5:00 a.m. He noted that Residential Solid Waste Collection for Single or Multi-Family Homes was prohibited between the hours of 10:00 p.m. and 7:00 a.m. He stated that the collection of Commercial Waste involved the use of heavy equipment and trucks and large metallic containers such as Dumpsters which created excessive noise in Non-CBD Areas. He noted that the excessive noise during the early morning hours created issues for some Residents living near a Commercial Property. He stated that an Automatic Variance would be granted to Commercial Waste Collection Companies which would allow Commercial Waste collection between the hours of 12:00 a.m. and 5:00 a.m. unless Residents in the Non-CBD within 200 feet of the Commercial Property Collection Location filed a complaint with the Solid Waste Management Department (SWMD). He stated that this permitted Commercial Waste Collection 24 hours per day. He noted that if said Residents within 200 feet of the Commercial Property Waste Collection filed a complaint with SWMD, the Automatic Variance would be revoked and the Hauler would be required to observe the Restricted Collection Hours between 12:00 a.m. and 5:00 a.m.
2. Defined that the Solid Waste Determination Board (SWDB) be comprised of the Solid Waste Management Director, the Code Enforcement Director, and the City Attorney.
3. Lacked Administrative Penalties for Violators and Dispute Procedures.

Mr. McCary stated that staff recommended the following Amendments to Chapter 14 related to the above stated portions of the Code.

- Prohibit collection of waste from Commercial Properties within 200 feet of a Residential or Multi-Family Area between the hours of 10:00 p.m. and 7:00 a.m.
- Update the composition of the SWDB to include the Solid Waste Management Director, the Planning and Community Development Director, and the Development Services and Code Enforcement Directors or their designated representatives
- Update Dispute Procedures and add an Administrative Penalty of up to \$500 per violation for repeated violations of the revoked Automatic Variance

Councilmember Gonzales moved to approve and forward the proposed Amendments to Chapter 14 of the City Code to the full City Council for consideration. Councilmember Warrick seconded the motion. Motion carried unanimously by those present.

Chairman Nirenberg called upon David Diharce that registered to speak on Item 4.

Mr. Diharce stated that he was a Homeowner in the Mountain Lodge Subdivision and served on its Homeowner's Association. He objected to the approval of the Madison Apartment and Bristol Pointe Projects. He indicated that schools were at full capacity and traffic congestion was an existing issue in that area.

Item 3 was addressed at this time.

3. Briefing and Possible Action on Proposed Recommendations from the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods [Lori Houston, Director, Center City Development & Operations; Carlos Contreras, Assistant City Manager]

Lori Houston stated that Mayor Julián Castro had established the Mayor's Task Force on Preserving Dynamic and Diverse Neighborhoods (Task Force) in 2014. She reported that the Task Force was chaired by Mayor Taylor and was comprised of four Councilmembers and eight Community Leaders. She stated that the charge of the Task Force was to identify policies and programs that encouraged investment in Inner City Neighborhoods while minimizing or preventing displacement of Citizens or adverse impacts related to History, Culture, and the quality of life in unique neighborhoods. She recognized the Task Force Members in attendance.

Rod Radle, Task Force Member, stated that the following topics were discussed by the Task Force:

- Preservation of neighborhood character, culture, and history in the midst of physical and demographic change
- Small Business-Owner Displacement
- Rising Property Taxes for Long-Term Residents and "Urban Pioneers"
- Emotional aspects of displacement and neighborhood change
- Strategies and funding to preserve and improve aging Housing Stock
- Capacity of current programs for Affordable Housing production and preservation

Mr. Radle reviewed the following Policy Goals:

- Mitigate the Human costs of revitalization, including residential displacement
- Increase the number of Mixed-Income Neighborhoods throughout the City
- Identify reliable, dedicated funding sources to increase the availability of Affordable and Workforce Housing and to mitigate the costs of household displacement

Mr. Radle stated that the following key indicators were established by the Task Force:

- Number of Renter Households displaced without adequate notification and compensation per year: 0
- Metropolitan Area Ranking in the Pew Research Center's Residential Income Segregation Index (RISI), indicating a proportion of Residents living in Mixed-Income Neighborhoods: First place
- Funds raised and leveraged by the 2017 Bond for fulfilling the stated goals: \$400 million (includes Bond Funds as well as Private and Public Leveraged Funds)
- Percentage of households that spend 30% or more of their Gross Income on Housing, United States Census Bureau American Community Survey five-year estimate: 0
- Percentage of occupied units with severe physical problems, Department of Housing and Urban Development (HUD) American Housing Survey: 0

Mr. Radle stated that the Short-Term Recommendations made by the Task Force were:

- Amend the Zoning Change Notification Process to better inform Tenants of upcoming development or changes
- Produce an Annual Report on Neighborhood Change
- Create a Commission to track implementation of Task Force Recommendations
- Designate the City Housing Counseling Program and the Fair Housing Council of Greater San Antonio as resources for Residents adversely impacted by development/investment in Inner-City Neighborhoods
- Develop a Relocation Assistance Policy
- Plan and host an Annual Housing Summit

Mr. Radle reported that the Long-Term Recommendations made by the Task Force were:

- Explore an Inclusionary Housing Policy for City-Incented Residential Development
- Pursue an Affordable and Workforce Housing Bond Program in 2017
- Develop a policy for the creation and rehabilitation of alternative Housing Typologies
- Explore the development of a Community Land Trust or similar organization
- Explore the creation of a Neighborhood Empowerment Zone (NEZ)
- Identify a Long-Term Funding Source for Affordable Housing

Mr. Radle reported that the Task Force would conduct three Public Meetings in early March 2015. He stated that the Task Force recommendations would be presented to the full City Council at B Session on March 18, 2015. He noted that additional Stakeholder Outreach to solicit input from the Development Community, Business Interests, and others as identified would be conducted. He added that fiscal implications to staff or to support the Task Force recommendations to include the impact to existing policies and service delivery would be identified. He noted that future revisions to the Draft Report would be based on input from Task Force Members, Citizens, and staff.

Marianne Kestenbaum stated that she was dissatisfied with the City Council's decision regarding the redevelopment of the Mission Trail Mobile Home Park. She expressed concern for the timeline established for submission of the Task Force's Final Report.

Elisabeth Delgado suggested extension of the timeline for submission of the Task Force's Final Report.

Councilmember Treviño entered the meeting at this time.

Councilmember Gonzales requested information on the City's existing Notification Process. Mr. Radle stated that Property Owners within 200 feet of the proposed Zoning Changes were notified and a yellow sign was posted on the property with limited details.

Chairman Nirenberg asked of recommendations discussed that were not included due to existing State Law. Ed Guzman stated that the following proposed recommendations identified by the Task Force would require Legislative Change:

- ❖ Inclusionary Zoning
- ❖ Rent Control
- ❖ Property Tax Exemptions for "Urban Pioneers"

Chairman Nirenberg stated that Public Input should be acted upon right away. He noted that there was a language barrier for some and recommended that signs and notices be made available in Spanish.

Councilmember Treviño asked if the Task Force would discuss and incorporate feasible input provided by the public following the Public Meetings. Carlos Contreras replied that the Task Force would reconvene following the Public Meetings and revise the Draft Report if indicated before presentation of the Final Report to the full City Council B Session on March 18, 2015. Councilmember Treviño suggested the use of Info Graphics for those that cannot read.

Councilmember Warrick suggested that the scope of the project be divided and another Task Force be created. He suggested that one Task Force focus on increasing investment and the other Task Force focus on protection of Homeowner and Tenant Rights and prevention of Gentrification.

No action was required for Item 3.

Adjourn

There being no further discussion, the meeting was adjourned at 2:20 p.m.

Respectfully Submitted,

Ron Nirenberg, Chair

*Denice F. Treviño
Office of the City Clerk*